

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4520 Newaygo Road, Fort Wayne, Indiana 46808 (Colligan Water Conditioning Company)

WHEREAS, Petitioner has duly filed its petition dated July 18, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;  
and

WHEREAS, said project will create ten(10) permanent jobs for a total additional annual payroll of \$200,000, with the average new annual job salary being \$20,000; and

WHEREAS, the total estimated project cost is \$950,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation

shall terminate at the end of that one (1) year period.

**SECTION 2.** That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the

1 estimate of the value of redevelopment or rehabilitation and the  
2 estimate of the value of new manufacturing equipment, all contained  
3 in Petitioner's Statement of Benefits, are reasonable and are  
4 benefits that can be reasonably expected to result from the  
5 proposed described redevelopment or rehabilitation and from the  
6 installation of new manufacturing equipment.

7 **SECTION 5.** That, the current year approximate tax rates for  
8 taxing units within the City would be:

- 9 (a) If the proposed development does not occur, the  
10 approximate current year tax rates for this site would be  
11 \$9.2773/\$100.  
12  
13 (b) If the proposed development does occur and no deduction  
14 is granted, the approximate current year tax rate for the  
15 site would be \$9.2773/\$100 (the change would be  
16 negligible).  
17  
18 (c) If the proposed development occurs and a deduction  
19 percentage of fifty percent (50%) is assumed, the  
20 approximate current year tax rate for the site would be  
21 \$9.2773/\$100 (the change would be negligible).  
22  
23 (d) If the proposed new manufacturing equipment is not  
24 installed, the approximate current year tax rates for  
25 this site would be \$9.2773/\$100.  
26  
27 (e) If the proposed new manufacturing equipment is installed  
28 and no deduction is granted, the approximate current year  
29 tax rate for the site would be \$9.2773/\$100 (the change  
30 would be negligible).  
31  
32 (f) If the proposed new manufacturing equipment is installed  
and a deduction percentage of eighty percent (80%) is

1 assumed, the approximate current year tax rate for the  
2 site would be \$9.2773/\$100 (the change would be  
3 negligible).

4 **SECTION 6.** That, this Resolution shall be subject to being  
5 confirmed, modified and confirmed, or rescinded after public  
6 hearing and receipt by Common Council of the above described  
7 recommendations and resolution, if applicable.


8 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby  
9 determined that the deduction from the assessed value of the real  
10 property shall be for a period of ten (10) years, and the deduction  
11 from the assessed value of the new manufacturing equipment shall be  
12 for a period of five years.

13 **SECTION 8.** That, the benefits described in the Petitioner's  
14 Statement of Benefits can be reasonably expected to result from the  
15 project and are sufficient to justify the applicable deductions.

16 **SECTION 9.** That, this Resolution shall be in full force and  
17 effect from and after its passage and any and all necessary  
18 approval by the Mayor.  
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29

  
Member of Council

30 APPROVED AS TO FORM AND LEGALITY

31   
32 J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Ken Jantz, seconded by Ken Jantz, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 7-25-95

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ken Jantz, seconded by Ken Jantz, and duly adopted, placed on its passage. PASSED ~~10:00~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>1</u>	<u>2</u>
BRADBURY			<u>✓</u>	
EDMONDS				<u>✓</u>
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO				<u>✓</u>

DATED: 7-25-95

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-38-95 on the 25th day of July, 1995.

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of July, 1995, at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of July, 1995, at the hour of 4:00 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

BILL NO. R-95-07-13

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - CHAIR  
MARK E. GIAQUINTA - VICE CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~)X (RESOLUTION) designating Economic  
Revitalization Area - (Colligan Water Conditioning Company)

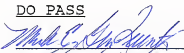
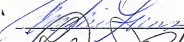
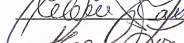
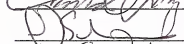

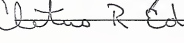


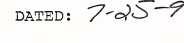



HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

DATED: 7-25-95

Sandra E. Kennedy  
City Clerk

EXHIBIT "A"

The East 1/2 of the Southwest 1/4 of Section 28, Township 31 North, Range 12 East, in Allen County, Indiana.

Excepting therefrom that real estate contained in the following plats:

Centennial Industrial Park Section III recorded January 25, 1984 in Book 45, Pages 76-78 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section V recorded December 27, 1985 in Book 47, Pages 59-73 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section VI recorded June 23, 1987 in Cabinet A, Page 7 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section IX recorded December 7, 1994 as Document No. 94-068231 in Cabinet C, Page 47 in the Office of the Recorder of Allen County, Indiana.

Also excepting that real estate described in the following deeds:

Corporate Deed dated May 5, 1988 and recorded May 6, 1988 as Document Number 88-016858 in the Office of the Recorder of Allen County, Indiana.

Corporate Deed dated August 28, 1989 and recorded August 29, 1989 as Document Number 89-033348 in the Office of the Recorder of Allen County, Indiana.

EXHIBIT "B"

A non-exclusive ingress and egress easement lying 60 feet East and adjacent to the following described centerline:

Part of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 28-31-12; thence North along said West line of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 28-31-12 a distance of 1132.15 feet; thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degrees 26 minutes 10 seconds, a distance of 766.68 feet to a point on the South right-of-way line of Independence Drive, said point being the point of termination.



EXHIBIT "C"

Part of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

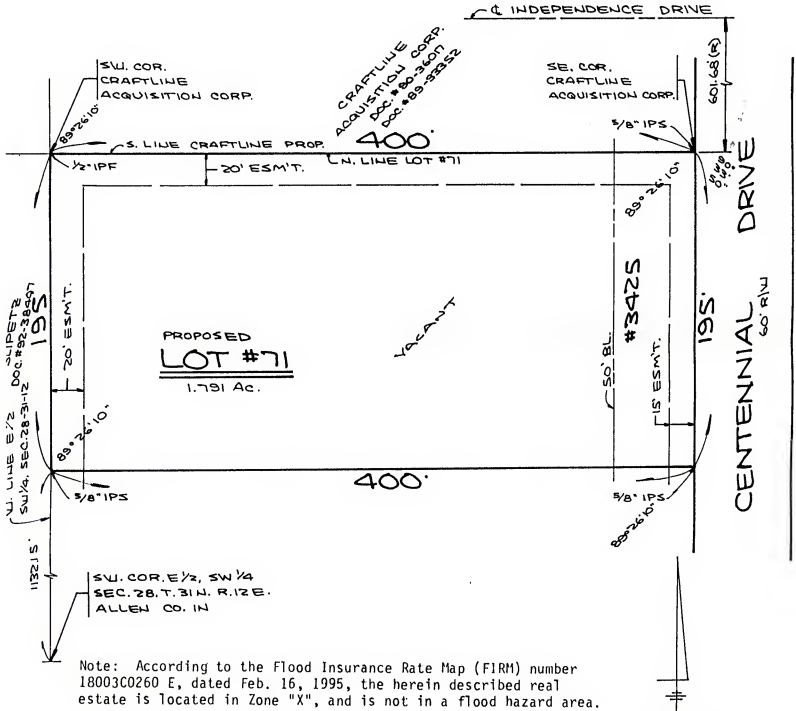
Beginning at a point on the West line of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point being 1132.15 feet North of the Southwest corner of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 28-31-12; thence North along said West line, a distance of 195.0 feet to the Southwest corner of the real estate conveyed to Craftline Acquisition Corporation in the Deeds recorded as Document Numbers 89-33352 and 90-36017 in said Recorder's Office; thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds along the South line of said Craftline property, a distance of 400.0 feet to the Southeast corner thereof; thence South with a deflection angle to the right of 90 degrees 33 minutes 50 seconds, a distance of 195.0 feet; thence West with a deflection angle to the right 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning, containing 1.791 acres.

# CERTIFICATE OF SURVEY

DONOVAN ENGINEERING ~~INC~~  
2020 INWOOD DRIVE  
EXECUTIVE PARK  
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN  
FRANCIS X. MUELLER PLS S0193 IN  
GREGORY L. ROBERTS PLS S0548 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows. **SEE ATTACHED SHEET!**



Note: According to the Flood Insurance Rate Map (FIRM) number 18003C0260 E, dated Feb. 16, 1995, the herein described real estate is located in Zone "X", and is not in a flood hazard area.

Job No. 71CEN Date: 6-6-95  
Job for: CENTENNIAL DEV. CORP.-  
CULLIGAN WATER  
CONDITIONING OF WASECA  
REV. 6-13-95

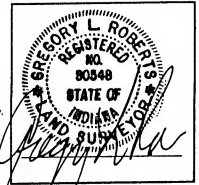
**LEGEND**  
IPF Iron Pin Found  
PF Iron Pipe Found  
IPS 5/8" re-bar set  
(with cap stamped #0027)  
PK P.K. Nail  
(M) Measured  
(R) Recorded

All monuments are at grade except as noted.  
All property line distances are recorded  
dimensions, except as noted.  
Monuments found have no documented history,  
except as noted.

Scale: 1" = 60'

0' 30' 60'

Date of field work: 6-5-95



I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 865 IAC 1-12.

SHT. #1 OF 2

# CERTIFICATE OF SURVEY

DONOVAN ENGINEERING INC.  
2020 INWOOD DRIVE  
EXECUTIVE PARK  
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN  
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Beginning at a point on the West line of the East half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point being 1132.15 feet North of the Southwest corner of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 28-31-12; thence North along said West line, a distance of 195.0 feet to the Southwest corner of the real estate conveyed to Craftline Acquisition Corporation in the Deeds Recorded in Document #89-33352 and Document #90-36017 in said Recorder's Office, thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds along the South line of said Craftline property, a distance of 400.0 feet to the Southeast corner thereof; thence South with a deflection angle to the right of 90 degrees 33 minutes 50 seconds, a distance of 195.0 feet; thence West with a deflection angle to the right of 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning, containing 1.791 acres.

SUBJECT TO: Utility and surface drainage easements over the West 20 feet, the North 20 feet, and the East 15 feet thereof.

The herein described real estate is the same as the North 195.0 feet of proposed Lot Numbered 71 in Centennial Industrial Park, Section X.

Job No. 1026N Date: 6-12-95  
Job for: CENTENNIAL DEV. CORP. -  
CULLIGAN WATER  
CONDITIONING OF WASECA

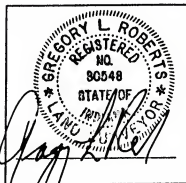
LEGEND  
IPF Iron Pin Found  
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IPS 5/8" re-bar set  
(with cap stamped #0027)  
PK P K Nail  
(M) Measured  
(R) Recorded

All monuments are at grade except as noted  
All property line distances are recorded  
dimensions, except as noted  
Monuments found have no documented history,  
except as noted

Scale:



Date of field work: 6-5-95



I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 865 IAC 1-12.

SHT. #2 OF 2

## GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that CENTENNIAL DEVELOPMENT CORPORATION, an Indiana nonprofit corporation ("Grantor"), as owner of certain real estate located in Allen County, Indiana, described on Exhibit "A" attached hereto and made a part hereof (Grantor's Real Estate), acquired by Grantor under that certain Corporate Deed dated November 7, 1983 and recorded November 9, 1983 as Document Number 83-26024 in the Office of the Recorder of Allen County, Indiana, does hereby grant and convey to DRIESSEN PROPERTIES, LLP, a Minnesota limited liability partnership ("Grantee"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a temporary non-exclusive easement and right-of-way over and across a portion of Grantor's Real Estate being more particularly described in Exhibit "B" attached hereto and made a part hereof (the "Easement Premises") for the purpose of ingress and egress to Grantee's Real Estate as hereinafter described.

WHEREAS, Grantor has conveyed to Grantee by Corporate Deed a certain parcel of real estate located in Allen County, Indiana and being more particularly described in Exhibit "C", attached hereto and made a part hereof ("Grantee's Real Estate");

WHEREAS, the Easement Premises is directly adjacent to and north of Grantee's Real Estate;

WHEREAS, the Easement Premises will hereafter be developed and dedicated as a public street known as Centennial Drive through which Grantee will have ingress and egress to Grantee's Real Estate from Independence Drive;

WHEREAS, Grantor has, for good and valuable consideration, agreed to grant to Grantee an easement for the ingress and egress upon the Easement Premises as hereinafter described.

1. Grantor hereby grants and conveys to Grantee, its successors and assigns, for good and valuable consideration, a temporary non-exclusive easement for the purpose of ingress and egress to Grantee's Real Estate over and across the Easement Premises.
2. This Grant of Easement is subject to all zoning laws and ordinances, building, use, occupancy and other restrictions, prior recorded easements, encumbrances of record any kind or nature, and rights-of-way record now existing or as hereinafter granted.
3. Grantee shall and do hereby indemnify, protect, defend and save harmless Grantor against all actions, suits, proceedings, losses, claims, demands, liabilities, damages and expenses (including court costs and reasonable attorneys' fees)

which Grantor may incur or suffer on account of or arising out of the exercise of or by Grantee, its agents, employees, invitees, successors and assigns, of the interest, privileges and rights which are herein granted by Grantor to Grantee.

4. The easement hereinabove set forth shall expire upon the dedication of the Easement Premises as a public street and the acceptance thereof by the City of Fort Wayne, Indiana.

5. Grantor certifies that no Indiana Gross Income Tax is due or payable at this time as a result of this Grant of Easement.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this \_\_\_\_ day of \_\_\_\_\_, 1995.

CENTENNIAL DEVELOPMENT CORPORATION

By: \_\_\_\_\_

Its: \_\_\_\_\_

"Grantor"

STATE OF INDIANA        )  
                              ) SS:  
COUNTY OF ALLEN        )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of \_\_\_\_\_, 1995, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of CENTENNIAL DEVELOPMENT CORPORATION, an Indiana nonprofit corporation, the corporation which executed the foregoing instrument, signed the same and acknowledged to me that he did so sign the same in the name and on behalf of said corporation as such officer; that the same is his free act and deed as such officer, and the free and corporate act and deed of said corporation; and that he was duly authorized thereunto by the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the date above written.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

A resident of \_\_\_\_\_ County

THIS INSTRUMENT PREPARED by Lawrence E. Shine, Attorney at Law,  
Baker & Daniels, 2400 Fort Wayne National Bank Bldg., Fort Wayne,  
Indiana 46802-2387.



## MEMORANDUM

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TO: Common Council Members

FROM: Karen A. Lee  
Economic Development Specialist, Department of Economic Development

DATE: July 25, 1995

SUBJECT: Real and Personal Property Tax Abatement Application dated July 18, 1995 for Colligan Water Conditioning Company  
Address: 4520 Newaygo Road

### Background

**Description of Product or Service Provided by Company:** Manufacturer of bottled water.

**Description of Project:** To construct a 14,400 square foot manufacturing facility, as well as, purchase several pieces of equipment.

Average Annual Wage:	\$20,000	Total Project Cost:	\$950,000
Number of Full Time Jobs to be Create	10	Councilmanic District:	3rd
Number of Part Time Jobs to be Create	0	Existing Zoning of Site:	M2

### **Project is Located Within a:**

Designated Downtown Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Redevelopment Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Urban Enterprise Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Platted Industrial Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

### Effect of Passage of Tax Abatement

Will allow for the creation of ten (10) full-time positions.

### Effect of Non-Passage of Tax Abatement

Project will not take place resulting in lost revenue in the community.

### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.

2. Designation should be limited to a term of one(1) year.
3. The period of deduction should be limited to ten (10) years for real property and five (5) years for personal property.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

**KEYBOARD**

DIRECTOR: 



## FOR STAFF USE ONLY:

Declaratory Passed \_\_\_\_\_ 19\_\_\_\_  
 Confirmatory Passed \_\_\_\_\_ 19\_\_\_\_  
 FT Jobs Currently \_\_\_\_\_  
 PT Jobs Currently \_\_\_\_\_  
 \$ \_\_\_\_\_ Current Average Annual Salary

FT Jobs to be Created \_\_\_\_\_  
 PT Jobs to be Created \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 FT Jobs to be Retained \_\_\_\_\_  
 PT Jobs to be Retained \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

# ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

FAX #

## APPLICATION IS FOR:

Real estate key no.: \_\_\_\_\_

(Check appropriate box[es] below)

☒ Real Estate Improvements ..... Total cost of improvements: 500,000  
☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 250,000  
 TOTAL OF ABOVE IMPROVEMENTS: 750,000

## GENERAL INFORMATION:

Applicant's name: Driessen Properties Telephone: 2194848666Name of applicant's business: Culligan Water ConditioningAddress of applicant: 4520 NewwaygoFT WAYNE IN. 46808

Address of property to be designated: \_\_\_\_\_

Name of business to be designated, if applicable: Culligan Water Conditioning

## Contact person:

Name: Bryan O'Rourke Telephone: 2194848666Address: 4520 NewwaygoFT WAYNE, IN. 46808☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site?

Bottled water manufacturing, water conditioning equipment manufacturing,  
assembly & processing.

✓ In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

The area we are moving into has not been developed for  
many years, and with our moving into this property, the rest  
of the area will be able to be developed faster.

## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: none

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe improvements to be made to property to be designated: new building

Start and stop dates for project: July 1995 - November 1995 1998 GR

Current land assessment:\$ \_\_\_\_\_ Current improvements assessment:\$ \_\_\_\_\_

Current total real estate assessment:\$ \_\_\_\_\_

Most recent annual property tax bill on property to be designated:\$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_

How will you use these tax savings? TO SPEED PURCHASE & installation of mfg. equipment.

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: water treatment processing of equipment, Bottled water mfg. Larisa, automated Bottling - Storage equip - additional Processing Equip 200

Equipment purchase start & stop dates: Fall 1995 - Summer 1996 Equipment installation start and stop dates: SAME

Current personal property assessment:\$ \_\_\_\_\_ Most recent annual personal property tax bill:\$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_ How will you use these

tax savings? Capital improvements such as new Tools; repairs; inventory

## PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 20 Full-time 0 Part-time Average annual salary of all: \$ 400,000 / 20,000  
Current annual area payroll:\$ 400,000 per.

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 10 Full-time (1M 5 yrs) Part-time Average annual salary of all: \$ 20,000  
Retained: 20 Full-time \_\_\_\_\_ Part-time Average annual salary of all: \$ 20,000

When do you anticipate reaching the above levels of employment? Retained - immediate - Created - over 5 yrs

Additional annual area payroll as a result of this project: \$ 200,000 - 250,000

Types of jobs to be created as a result of this project? Sales / mfg / office / Delivery

Annual salaries of all jobs to be created/retained from this project?

High \$ 50,000 Low \$ 16,000 Average \$ 23,000

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☐ Pension Plan 401(k); ~~401(k)~~  
☒ Tuition Reimbursement  
☒ Major Medical Plan

- ☒ Life Insurance  
☒ Disability Insurance

List any benefits not mentioned above:

CATERING  
EQUIPMENT PURCHASE

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes: ?

- |  |   |
|--|---|
| <input type="checkbox"/> Anthony Wayne Services                      | <input type="checkbox"/> Indiana Dept of Employment & Training Services |
| <input type="checkbox"/> Benito Juarez Center                        | <input type="checkbox"/> Indiana Institute of Technology                |
| <input type="checkbox"/> Catholic Charities of Fort Wayne            | <input type="checkbox"/> Indiana Purdue University at Fort Wayne        |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services     |
| <input type="checkbox"/> Fort Wayne Rescue Mission                   | <input type="checkbox"/> IVY Tech                                       |
| <input type="checkbox"/> Fort Wayne Urban League, Inc.               | <input type="checkbox"/> JobWorks                                       |
| <input type="checkbox"/> Fort Wayne Womens Bureau                    | <input type="checkbox"/> Lutheran Social Services, Inc.                 |
| <input type="checkbox"/> Indiana Department of Commerce              | <input checked="" type="checkbox"/> Wayne Township Trustee              |
| <input type="checkbox"/> Indiana Department of Public Welfare        |   |

## EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Daniel D. [Signature]

Signature of Applicant

7-10-95

Date

**STATEMENT OF BENEFITS**

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

**FORM  
SB - 1****INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property if the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Procter owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

**SECTION 1****TAXPAYER INFORMATION**

Name of taxpayer <i>Driessen Properties LLP</i>	
Address of taxpayer (street and number, city, state and ZIP code) <i>4520 Newnong Rd Ft Wayne IN 46808</i>	
Name of contact person <i>Brian C. O'Rourke</i>	Telephone number <i>(317) 4848666</i>

**SECTION 2****LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <i>City Council</i>		Resolution number	
Location of property <i>3425 Centennial Dr.</i>	County <i>Allen</i>	Taxing district <i>Washington</i>	
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) <i>farm land turn into commercial property - with manufacturing A Bottle Water NEW 14,400 sq ft building</i>		Estimated starting date <i>July 17 95</i>	
		Estimated completion date <i>Oct 15 95</i>	

**SECTION 3****ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<i>20</i>	<i>400,000 Total</i>	<i>20</i>	<i>400,000</i>	<i>2</i>	<i>40,000</i>

**SECTION 4****ESTIMATE OF THE COST AND VALUE OF PROPOSED PROJECT**

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	<i>50,000.00</i>	<i>50,000.00</i>	<i>250,000.00</i>	<i>250,000.00</i>
Plus estimated values of proposed project	<i>650,000.00</i>	<i>650,000.00</i>		
Less values of any property being replaced				
Net estimated values upon completion of project	<i>700,000.00</i>	<i>700,000.00</i>	<i>250,000.00</i>	<i>250,000.00</i>

**SECTION 5****OTHER BENEFITS PROMISED BY THE TAXPAYER**

*Will start out manufacturing for our own store then will expand into other Bottle Water region IN Indiana, Ohio, and Mich.*

**SECTION 6****TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Brian C. O'Rourke</i>	Title <i>Owner</i>	Date signed (month, day, year) <i>July 12, 1995</i>

Admin. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Colligan Water Conditioning Company is requesting a tax abatement which would allow them to construct a new 14,400 square foot facility, as well as, purchase several pieces of equipment.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE Will allow for the creation of ten (10) full-time positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost revenue in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt